



January 8, 2024

**2024 BUDGET ENCLOSED;
MONTHLY FEES INCREASED &
SPECIAL ASSESSMENT REQUIRED**

Enclosed is your copy of the 2024 Budget with “actual” year-end figures. As you can see...EFFECTIVE JANUARY 1, 2024, the monthly association fee is:

\$526.00

If you are on the auto pay program, your account has been adjusted automatically. If you wish to sign up for this free service, please call the number below.

Additionally, there is a special assessment of \$270.00 due on June 1, 2024. You can pay the special assessment early if you wish. Please make your check payable to “BART TRUST” and please write “special assessment” on the memo line for proper classification. Any payment received after June 30, 2024, will be considered late and there will be a late charge. When the time comes, please send a check to pay for the special assessment to the address below.

The increase is mainly due to the rising cost of insurance premiums. The fire / hazard insurance* went up about \$6,000+ and the earthquake cost increased over \$30,000+.

***Please note: The deductible for water related issues is now \$20,000 per incident.** Since this deductible increased, Owners, please notify your insurance agent about the raised deductible amount and make sure you are

properly and adequately covered. Please make sure to get it in writing. All renters are strongly advised to get renters’ insurance as well. Damage from leaks can be extremely expensive to deal with, therefore, it is important that you obtain proper and adequate insurance coverage.

**GAS LEAKS DETECTED AT 7602 & 7636;
GAS LINE REPLACEMENT IN THE WORKS**

This past Friday afternoon, January 5, 2024, the Association received word that So Cal Gas did a gas line survey at the above 2 buildings. Unfortunately, they detected a couple of units from each building that had a leaky gas line. Consequently, So Cal Gas shut off the gas to these units with leaky gas lines.

Upon receiving word, the Association promptly contacted a contractor to plan on replacing all the gas lines at both buildings. Since the gas lines at each building were placed right next to each other, the Board felt it was best to replace them all.

At this time, Dig Alert has been called to mark all the underground utility lines before any digging can begin. Usually, it takes about 2–3 business days for Dig Alert to respond. (In conjunction with Dig Alert, a building permit is being obtained from the City of Goleta.) The Association is hoping that Dig Alert will be finished by the end of this Wednesday and trenching can start on Thursday. Enviroscaping will be starting at 7636 and it will work on Saturday to expose the pipes at 7602. Once the pipes are exposed, Beachside can start replacing the gas lines.

BOARD MEETING SCHEDULED VIA ZOOM

The next Board Meeting is scheduled for **January 11, 2024, at 6:15PM**, via Zoom (and at the Goleta Library)

<https://ucsb.zoom.us/j/95672538616>

Meeting ID: 956 7253 8616

Passcode: 71139

You can also call by dialing:

+1 669 900 6833 (Hit *6 to unmute)



Unfortunately, with utilities, there will be intermittent disruption of service which cannot be helped. When disconnecting old, connecting new lines and testing, there will be periods when the gas will be shut off.

Thank you in advance to all owners and residents of 7602 & 7636 for your patience and cooperation as the Association works to get the gas service back online. Apologies for the inconvenience.

As a side note, during this past summer, the Association had to do the same thing with Bldg. 7640 and all gas lines to this building were replaced.

STORAGE SHED NOT PERMITTED ON BALCONIES

As a reminder, no storage shed is allowed to be placed on balconies. Any exterior modifications will require the Board's pre-approval.

PETITION RECEIVED

The Association received a petition signed from about 17 – 18 owners wishing to have a special meeting to discuss the recently approved budget along with the maintenance responsibilities of various components that serve a single unit and that unit only.

There will be discussion at the upcoming Annual Membership Meeting Agenda (January 11, 2024, at 6:15PM, at the Goleta Valley Library.) Additionally, there is a tentative meeting planned for February 1, 2024, at a location yet to be determined.

ANNUAL MEETING SCHEDULED

January 11, 2024, at 6:15PM, at GV Library)

The Annual Membership Meeting is planned for January 11, 2024, at 6:15PM, in the Community Room at the Goleta Valley Library (500 N. Fairview Ave. Goleta.) You may also watch the Meeting via zoom.

At this Meeting, there will be a Board Election for 3 positions on the Board – each term is for two years. The following board members, listed alphabetically, have terms that are expiring: Owen Roth, Tamara Simmons, Colin Smith.

If you are an owner and in good standing with the Association, you may run for one of these spots. You can have someone nominate you or you may nominate yourself. If there are more than 3 candidates, then a secret ballot will be sent to owners to vote and the election will be delayed for about 35+ days. However, if there are only 3 candidates or less, with all present members' approval, the election can be declared.

To achieve a quorum, the Association will need at least 90 units represented in person or by proxy. Currently, the Association needs about 30+ more proxies to have an official quorum. Therefore, it is important that you return your proxy. At the Meeting, your presence will cancel your proxy.

Many thanks to Chris Hall, board member, for locating this venue.

ASSOCIATION WELCOMES NEW MEMBERS

The Association would like to welcome its latest members: Ms. A. Razo, Mr. F. Pulido.

A SINCERE THANK-YOU FROM JOSE, THE GARDENER

Jose Soto, the gardener who works at our complex, expressed gratitude for your generous gift that he received around Christmas time. Thank you for the wonderful gesture which brightened his holidays.

REPORT TO UNION PACIFIC HOMELESS ENCAMPMENT OR VEGETATION GROWTH

If you see homeless encampment or overgrown vegetation on the Union Pacific (UP) Railroad side, you can email UP at www.up.com/NotifyUP.

You will need to give specific location information. Thank you for your cooperation.

CHECK PLUMBING SUPPLY LINES URGED

To minimize chances of leaking, please take a few minutes to inspect your supply lines underneath your sinks, behind your toilets, washing machine, refrigerator, water softener, etc. Additionally, please check your angle stops (valves to shut off the water to your supply lines.) If they are frozen, you run the chance of not being able to shut off the water to your supply lines in case of an emergency. If needed, please hire a licensed and insured plumber to make those repairs. It is highly recommended that all owners and renters should have appropriate insurance coverage.

PLEASE OBSERVE 5 MPH SPEED LIMIT

For everyone's safety, when entering or exiting (and driving through) the Development, please observe the 5 MPH speed limit. Even though there are speed bumps strategically located, there are still some stretches of the parking lot that one can exceed the speed limit. Your cooperation is appreciated.

INSPECTION OF BALCONIES COMPLETED

The Association recently received the balcony inspection report from Focused Group. In the next few weeks, the Board will review and decide on the next steps.

PARKING REMINDER - REGISTRATION MUST BE CURRENT

As a reminder, all vehicles at the complex must have current parking stickers...whether you park under the carport or in the open space. All unassigned parking areas (except for the overflow parking lot across from 7602 & 7606) are for 72 hours only. The only "long-term" parking place is located where the old car wash area was. Violators are subject to be towed at vehicle owner's expense.

CHECK ASSOCIATION WEBSITE WWW.EUCALYPTUSGROVE.ORG

FOR INFORMATION

Please check the Association website for the following topics (listed in alphabetical order:)

Alteration / modification policy
Balconies / patios
Dehumidifiers
Furnace inspection
Governing documents
Hard floors
Insurance review recommended
Mailbox
Maintenance request
Minutes
Newsletters
No short-term rentals
Parking
Pets
Pressure regulators
Quiet hours
Remodeling
Sewer lines
Smoking prohibited
Trespassers

UPDATING THE BYLAWS & CC&R'S STILL IN THE WORKS

The process of drafting the CC&R's is an on- going and lengthy process. The Board received the draft of the By-laws and CC&Rs back from the attorney and are reviewing them. When they meet the Board's approval, they will be sent to the owners for review.

REPORT BURNT OUT LIGHT BULBS

For efficiency's sake, when reporting a burnt-out light bulb, please include all the specific details as to type and location. If it's a light that is in a location that is a bit more difficult to describe, please include a photo. Preferably, a call would be more efficient. Thank you.

ALL EXTERIOR ALTERATIONS REQUIRE BOARD'S PRE-APPROVAL

In order to keep things uniform, all exterior alterations (doors, screen doors, windows, patio flooring and lattice work enclosure, etc.) must have the Board's pre-approval. Otherwise, the Board will ask you to restore the altered item at your own cost or have it done and pass all related costs on to you. If in doubt, make your request known to the Board. To request for consideration, please email your request with specs, photos or plans to the Board, c/o Management, at the address below. Please do so at least 7-10 days before a board meeting. Thanks.

THINKING OF REMODELING?

Unit Interior Modifications should also have prior Board Approval. Unit owners have greater discretion for interior unit modifications and improvements, but any major modification should have prior Board Approval. Remember, certain interior changes are still not allowed. These include items like removing load bearing walls, dividing or combining units, and building usable areas in designated restricted airspace within third-floor units. Adding hardwood flooring should have prior approval to ensure proper insulation and installation procedures are followed to reduce noise issues. As with exterior alterations, interior modifications made without prior Board approval or in violation of Grove regulations will be subject to removal, restoration, and/or further modification at the Board's request and at the Unit Owner's expense.

ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATORS & BILL OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PATIOS & BALCONIES TO BE TIDY; NOT MEANT AS PLACE FOR STORAGE

As a reminder, your patios and balconies are mainly for patio furniture and not intended to be used as a storage place for items which do not fit inside your unit. Thank you in advance for keeping your home and your building in an attractive condition. Your neighbors will appreciate your diligence.

INSURANCE INFO FOR REFINANCE

If you are refinancing your home loan, your lender may need to obtain an insurance declaration page. You may call Timothy Cline Insurance Agency at 800-966- 9566 and please follow the prompt (or email to info@clineagency.com).

Speaking about insurance, the Association insurance has a

\$10,000 deductible while water damage has a \$20,000 amount. You should speak with your insurance agent about getting proper and adequate coverage so that there's no gap between what your insurance covers and the Association's. A copy of the Association insurance policy is available upon request.

The Association also carries earthquake insurance with a 5% deductible of the coverage amount (\$36.9M+). A copy of the policy is available upon request. Please discuss with your insurance agent about "loss assessment" coverage.

All renters are strongly encouraged to get renters insurance.

PROBLEMS WITH MAILBOX LOCK?

If you have difficulty working your mailbox lock, you may want to spray some silicone lubricant in the lock. Sometimes, it gets sticky and does not want to turn (or it's because there's a piece of mail that is jammed up against the lock). The Association does not maintain your mailbox lock nor has key to it. You will need to call a locksmith or the Goleta Post Office (805-692-5642).

OWNER CONTACT INFORMATION REQUIRED

As part of the governing documents, all owners are required to provide their current information to the Association. If you move, change your contact information or if you have tenants or new renters, please provide the names, mailing address, telephone #s, email addresses. You can write a note and send it to the Association c/o the address below, fax it to 805-682-4341 or email the info to JamesN@Bartlein.com. Also, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Please make sure to include the unit address to which you are referring. Thank you.

Please note: According to the CC&R's 3.1.2, if you rent, the rental agreement must be in writing; Association rules must be given to your tenants (check Association website) and the tenants must abide by the rules; if the tenants fail to comply with the Association rules, it shall be a default under the rental agreement.

BOARD MEETING SCHEDULED; AGENDA ENCLOSED;

The next meeting is **January 11, 2024**, at 6:15PM, at the Goleta Library on Fairview or via Zoom. (See Previous Page for Zoom Link).

The Board meetings are usually on the 2nd Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is emailed, posted at the mailbox area and/or posted on the website at least 4 days before.

Meeting minutes are also posted on the website.

If you have renters, you are responsible for forwarding the newsletter to your tenants. Thank you.

HAPPY NEW YEAR!!!

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